

SPECIAL CITY COUNCIL MEETING

MAY 22, 1985

PRESENT

Grant S. Nielson	Mayor
Don Dafoe	Council Member
Neil Dutson	Council Member
Gayle Bunker	Council Member
Craig Greathouse	Council Member
Ruth Hansen	Council Member

ABSENT

Dorothy Jeffery	City Recorder
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OTHERS PRESENT

Jim Allan	City Manager
Warren Peterson	City Attorney
Virginia Taylor	City Secretary
Neil Forster	Public Works Director
Jim Fletcher	KNAK Radio Station
Travis Tolbert	Boy Scout
Thayne Tolbert	Boy Scout

Mayor Grant Nielson called the meeting to order at 5:00 p.m. Virginia Taylor, City Secretary, took minutes. Mayor Nielson stated that notice of the meeting time, place and agenda were posted at the principal office of the governing body located at 76 North 200 West and was provided to the Millard County Chronicle Progress, the Millard County Gazette, the local radio station, KNAK, and to each member of the City Council by personal delivery two days prior to the meeting.

MINUTES

The minutes of a regular City Council meeting held May 13, 1985, were presented for the Council's consideration and approval. Following a brief discussion of the minutes, Council Member Ruth Hansen MOVED to table the minutes of May 13, 1985, until the next regular City Council meeting, permitting revision by Attorney Warren Peterson. Council Member Neil Dutson SECONDED the motion. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council discussed the accounts payable, a list of which had been distributed to the Council members two days prior to the meeting. Council Member Neil Dutson MOVED to approve payment of the accounts payable. The motion was SECONDED by Council Member Ruth Hansen. Mayor Nielson asked if

there were any further comments or questions regarding the accounts payable. There being none, he called for a vote on the motion, which passed unanimously.

MAYOR GRANT NIELSON: CONSIDERATION OF APPROVAL FOR MILLARD COUNTY TO UPGRADE CITY'S SHARE OF CEMETERY ROAD

Mayor Nielson requested that City Manager Jim Allan make a presentation on the above issue.

Mr. Allan said that he had coordinated with and had received preliminary price estimates from Sunrise Engineering concerning the total Cemetery Road project costs. Included was a ratio establishing how much of the road belongs to Millard County and to Delta City. Although the total distance of the road is approximately 7,000 feet, the 40/60 ratio is based on the total road area to be constructed, in which Delta City would be responsible for 40% of the total according to preliminary price estimates.

Mr. Allan reported on cost comparison prepared by Sunrise Engineering. To make a comparison, Sunrise Engineering submitted two concepts, one using lignosulfonate (tree sap) and one using a surface course asphalt with AC-10 bituminous material and an MC-70 prime coat. Lay's Rock Construction had bid a total of \$132,190 to lay an asphalt surface. Similarly, an asphalt surface on a bid from Valley Asphalt would cost \$158,580.72. If the Millard County Road Department constructed the road using lignosulfonate, the cost would be \$6,056 for the lignosulfonate, \$11,303 for gravel and \$26,600 for 2 coats of chip seal. The Millard County concept would cost a total of \$43,956. Public Works Director Neil Forster said that the fleet of County trucks and equipment would be used during the construction and would not be charged against the project; however, fuel at cost and manpower at time and one-half would be charged.

Mr. Allan stated that the total cost of the road project with Millard County doing the work is approximately \$44,000. Using the 40/60 cost ratio and with the assumption of being able to use pit run material for the road base, Delta City's share of the cost is estimated to be \$17,600.

Council Member Don Dafoe asked how the City could acquire funding for the project. Mr. Allan then presented and explained the following handout:

DELTA CITY STREET PROJECT

A. BUDGET

1. REVENUES

COMMUNITY IMPACT BOARD	1,300,000.00
INTEREST EARNINGS	55,802.40
TRANSFERS FROM GENERAL FUND	
FY 83-84	62,570.00
FY 84-85	137,864.70
WATER RESOURCE BOARD	<u>15,432.00</u>

TOTAL REVENUES: \$1,571,669.10

2. EXPENDITURES

ENGINEERING	
Drainage Project	33,658.00
Street Project	98,392.28
P & E Engineering	1,750.00
FINANCING	13,700.00
DRAINAGE PROJECT	
Material	182,023.70
Labor	243,391.50
STREET PROJECT	
Valley Construction Bid	<u>926,383.86</u>
TOTAL EXPENDITURES:	<u>\$1,499,300.20</u>

3. RESERVED BALANCE

TOTAL: \$ 72,368.90

B. ANALYSIS

1. Reserve Requirement: The identified balance of \$72,368.90 represents 7.1% of the remaining construction cost of \$1,024,776. The City should have \$102,477, or 10%, as a contingency fund to deal with unknown problems. Therefore, there is an overall \$30,109 shortfall in contingency funding.
2. Unknown Problems: There are three problem areas that are of some concern. They are fill material to deal with subsoil soft spots, service lines for water and sewer lines that need to be lowered, and temporary drive-ways which may be required.
3. Curtailment Priority: The average cost per block is \$27,250; therefore, the shortfall represents a little more than one block of construction funding.

The following is a list of possible adjustments in the Street Improvement Project:

<u>Item</u>	<u>Amount</u>
a. Street: 1st South between 2nd and 3rd West Specification: rebuild Change: City pick up under general funding street repair	\$27,250.00
b. Street: 2nd North between 1st and 2nd West Specification: rebuild Change: City pick up under general funding street repair	\$27,250.00

Mr. Allan stated that there is the possibility of not incurring any problems with the Drainage and Street Improvement Project, which means that there would be money left over to pay for the Cemetery Road Project. Another possibility is that the City would incur problems in the Street Improvement Project and would have to use the \$72,000 reserve balance and an additional \$30,109. The \$30,109 would have to be drawn from the funding now available for the Drainage and Street Improvement Project and would mean curtailing some of the projects projected street construction as previously mentioned.

In order for a decision to be made regarding the Cemetery Road Project, Council Member Don Dafoe said that the Delta City Drainage and Street Improvement Project should be reduced in order to provide for an adequate contingency fund and to permit the Cemetery Road Project to go forward.

Following further discussion, Council Member Craig Greathouse MOVED to withdraw the two roadways listed; i.e., 2nd North between 1st and 2nd West AND 1st South between 2nd and 3rd West from the Street Improvement Project, and to use the money from these two blocks as contingency funds and also for the Cemetery Road Project. If there is any money left over, or if the contingency fund remains at 10%, this money can be used in the Street Improvement Project as originally planned. Council Member Don Dafoe SECONDED the motion. Mayor Nielson asked if there were any further comments or questions regarding the motion. There being none, he called for a vote on the motion. The motion passed unanimously.

CITY ENGINEER JOHN QUICK: RESULTS OF DELTA CITY STREET IMPROVEMENT PROJECT BIDS

City Manager Jim Allan addressed this issue along with the Cemetery Road Project and stated that City Engineer John Quick had recommended that Delta City should proceed with the bid award to Valley Asphalt. Council Member Don Dafoe MOVED that the bid be awarded to the low bidder, Valley Asphalt, for the sum of \$926,383.86, but excluding the two streets 1st South between 2nd and 3rd West and 2nd North between 1st and 2nd West. The money from these streets is to be used for the Cemetery Road Project and the contingency funding. If there is a surplus at the end of the project, the two listed streets will then be included in the Street Improvement Project. Council Member Craig Greathouse SECONDED the motion. Mayor Nielson asked if there were any further comments or questions regarding the motion. There being none, he called for a vote on the motion. The motion passed unanimously.

MAYOR NIELSON: DISCUSSION OF NEW PLANNING AND ZONING MEMBERS

Council Member Craig Greathouse submitted the names of Roger Bliss and Dee Church as new Planning and Zoning members to replace Pat Thomas and Bruce Curtis, who asked to be released after having served on the board for some time. Mr. Bliss and Mr. Church said they would give a definite answer as soon as possible.

Following a brief discussion, Council Member Craig Greathouse MOVED to table this item until the next regular City Council meeting. Council Member Neil Dutson SECONDED the motion. The motion passed unanimously.


OTHER BUSINESS

Council Member Ruth Hansen asked about the status of the Wagon Wheel. Attorney Peterson said that the Wagon Wheel was sent a letter stating that by the 15th of May they were to have complied with the business licensing ordinance or appropriate action would be taken. It was confirmed that action is being taken to get the Wagon Wheel to comply with the ordinance.

Mayor Nielson stated that the local news media would like to obtain a copy of the unapproved minutes of the City Council meetings to publish a news report each week. It was the feeling of the Council that the unapproved minutes should not be issued to anyone. The Council concurred that if possible, a reporter should attend City Council meeting to get the information they desire, or they could contact either City Manager Jim Allan or Mayor Grant Nielson to get a report of the meeting.

Mayor Nielson then asked if there were any further items for discussion or comment. There being none, Council Member Neil Dutson MOVED the meeting be adjourned. The motion was SECONDED by Council Member Gayle Bunker. The motion passed unanimously and the meeting adjourned at 6:25 p.m.


GRANT S. NIELSON, Mayor

Attest: 
DOROTHY JEFFERY
Delta City Recorder

MINUTES APPROVED: June 3, 1985